## ANCHAL OFFICE AND POLICE STATION IN HARBOUR AREA—CONSTRUCTION OF

**69. Mr. T. A. Ramachandra Ayyar** *(Nellayi):* Will Government be pleased to state.—

(*a*) whether there is any proposal to construct in the Harbour area, buildings to open Anchal Office and Police station ;

(*b*) if so, what is the estimated expenditure on them ;

(*c*) is there any agreement with the Harbour authorities relating to the payment of any rent for the building sites, etc., ;

(*d*) if so, what are the terms ?

**Mr. V. K. Aravindaksha Menon** *(Chief Engineer):*

(*a*) Yes.

(*b*) Anchal Office Rs. 2,000, Police lines and quarters Rs. 26,800.

(*c*) Yes.

(*d*) Government have agreed to pay Rs. 500 per acre per annum as rent for the plots to be utilised.

**Mr. T. A. Ramachandra Ayyar** *(Nellayi):* How many acres will be required?

**Mr. V. K. Aravindaksha Menon** *(Chief Engineer):* For Police lines about two acres and for the Anchal office a few cents, 15 to 20 cents.

**Mr. T. A. Ramachandra Ayyar** *(Nellayi):* May I know, Sir, whether the Government have any objection to acquire the lands there?

**Mr. V. K. Aravindaksha Menon** *(Chief Engineer):* The lands in the Willingdon Island are usually given on lease and no change is proposed to be made in this respect.

**Mr. A. B. Salem** *(Mattancheri):* Can you not resume a portion of the lands leased out to them?

**Mr. V. K. Aravindaksha Menon** *(Chief Engineer):* It is being leased by the Port Authorities.

**Mr. A. B. Salem** *(Mattancheri):* Is it in the protected area or within the Port area?

**Mr. V. K. Aravindaksha Menon** *(Chief Engineer):* It is within the Port area.

**Mr. A. B. Salem** *(Mattancheri):* What is the necessity of putting this in the Port area? Can we not put it outside?

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**Mr. V. K. Aravindaksha Menon** *(Chief Engineer):* Yes, it can be done. But for the convenience of the staff and the Policemen it was thought necessary that the quarters should be near the place where the Port activities are going on.

**Mr. A. B. Salem** *(Mattancheri):* Are these Policemen under the Police Commissioner?

**Mr. V. K. Aravindaksha Menon** *(Chief Engineer):* Yes.

**Mr. A. B. Salem** *(Mattancheri):* Is there not another officer who is controlling them?

**Mr. V. K. Aravindaksha Menon** *(Chief Engineer):* No. The persons who are to be accommodated in these buildings will be under Cochin State Police Commissioner.

**Mr. A. B. Salem** *(Mattancheri):* How is the policing of the Port area done now?

**Mr. V. K. Aravindaksha Menon** *(Chief Engineer):* I am not quite sure.

**Mr. A. B. Salem** *(Mattancheri):* Who posts them in the different places?

**Rao Bahadur M. Narayana Menon** *(Commissioner of Police):* They are special Policemen appointed by the Harbour staff. They have nothing to do with the regular Police staff of the Cochin State.

**Mr. A. B. Salem** *(Mattancheri):* Are these Policemen in the harbour area under the Police Commissioner?

**Rao Bahadur M. Narayana Menon** *(Commissioner of Police):* No.

**Mr. A. B. Salem** *(Mattancheri):* May I know why a Special Police is appointed in the Harbour area?

**Rao Bahadur M. Narayana Menon** *(Commissioner of Police):* They wanted several persons to watch the property and they appointed Special Police. I issued special sannads to them.

**Mr. Ismail Hajee Essa Sait** *(Mattancheri):* May I know, Sir, who will bear the expenses—the Harbour Authority or our Government?

**Rao Bahadur M. Narayana Menon** *(Commissioner of Police):* The Harbour Authority.

**Mr. V. K. Bhaskara Menon** *(Cranganur):* May I know, Sir, when exactly the Government agreed to pay Rs. 500 per acre for the plot necessary for the Police station? I want the exact date.

**Mr. V. K. Aravindaksha Menon** *(Chief Engineer):* I want notice.

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**Mr. Ismail Hajee Essa Sait** *(Mattancheri):* May I know, Sir, for how long you have agreed to pay?

**Mr. V. K. Aravindaksha Menon** *(Chief Engineer):* The period has not been fixed.

**Mr. A. B. Salem** *(Mattancheri):* Is it not more economic to abandon this idea and put it in the lands which are in our State?

**Mr. V. K. Aravindaksha Menon** *(Chief Engineer):* On account of convenience. If the Policemen are stationed far away from the Harbour, it may not be possible for them to do their duties conveniently. So it was thought necessary to house them near the wharves of the Harbour ?

**Mr. A. B. Salem** *(Mattancheri):* What is the distance between Venduruthi which is in our possession and the longest distance to any point in the Harbour.

**Mr. V. K. Aravindaksha Menon** *(Chief Engineer):* May be two or three miles.

**Mr. C. V. Iyyu** *(Kunnamkulam):* May I know, Sir, whether the Government collects any rent?

**Mr. President:** How does it arise?

**Mr. C. V. Iyyu** *(Kunnamkulam):* Because, so far as my information goes, no rent is being realised.

മിസ്റ്റർ സി. ആർ. ഇയ്യുണ്ണി: ഗവമ്മെണ്ടിൽനിന്നു് ഹാർബർ അഥോറിട്ടിസിനു കൊടുത്തതായ ഇരുന്നൂറേമുക്കാൽപതോ മുന്നൂറോ ഏക്കർ, ഏക്കർ ഒന്നുക്കു് ൧൫,൦൦൦ ഉറപ്പിക്കുകയല്ലേ?

**Rama Varmha Tampuran** *(Comptroller of Finance and Accounts):* I think, the hon'ble member is referring to land which they reclaimed at their own cost. There is the land that they reclaimed and there is also land that we reclaimed. For the land that they reclaimed at our cost we got back 22½ lakhs of rupees at the rate of Rs. 15,000 per acre for 150 acres. Even now for the 100 acres which they reclaimed at our cost we are getting Rs. 75,000 per annum. Therefore, the hon'ble member, I think, is referring to the other.

മിസ്റ്റർ സി. ആർ. ഇയ്യുണ്ണി: റിക്ലെയിം ചെയ്യുന്നതിനു ഒരു ചിലവു്, മണ്ണെടുക്കുന്നതിനു വേറെ ചിലവു്, ഇങ്ങിനെ ഇരട്ടിച്ചായ ചിലവു് കൊച്ചി ഗവമ്മെണ്ടിനുള്ളതായിട്ടാണു് കാണുന്നതു്.

**Mr. A. B. Salem** *(Mattancheri):* May I know how far is the Police lines in Mattancheri from the southern end of Mattancheri?

**Rao Bahadur M. Narayana Menon** *(Commissioner of Police):* There are no Police lines there.

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**Mr. A. B. Salem** *(Mattancheri):* I know there are some Police-men living there somewhere.

**Rao Bahadur M. Narayana Menon** *(Commissioner of Police):* In rented buildings.

**Mr. A. B. Salem** *(Mattancheri):* Yes, rented buildings. May I know how far these rented buildings are from the southern end of Mattancheri ?

**Rao Bahadur M. Narayana Menon** *(Commissioner of Police):* I want notice.

**Mr. A. B. Salem** *(Mattancheri):* What I want to suggest is that if we put up these buildings in our lands just opposite to the Port area it will be more advantageous for us than taking the land on lease.

**Dr. A. R. Menon** *(Minister for Rural Development):* Would it not be better that our Police are there?

**Mr. A. B. Salem** *(Mattancheri):* It is the best, but what we have done is, the Police is kept under their orders; only the authority is given by us, and everything is done by them.

**Rao Bahadur M. Narayana Menon** *(Commissioner of Police):* Nothing is done by them. Everything is done by me.

മിസ്റ്റർ സി. ആർ. ഇയ്യണ്ണി: പ്രത്യേകിച്ചു സന്നദ്ധ കൊടുത്തിട്ടുള്ള സ്പെഷ്യൽ പോലീസില്ലേ? അവർക്ക് അവിടെവെച്ച് ആരെയെങ്കിലും ഏതെങ്കിലും കുറത്തിന് ചാജ്ജ്ചെയ്യുവാൻ അധികാരമുണ്ടോ?

റാവുബഹദൂർ എം. നാരായണമേനോൻ: അധികാരമില്ല;

**Mr. A. B. Salem** *(Mattancheri):* What I am asking is, what is the necessity for this special Police within the Port area when we have got our Police?

**Rao Bahadur M. Narayana Menon** *(Commissioner of Police):* They are only their Police watchmen. We have only invested them with Police powers. They are paid, fed and housed by the Harbour authority.

**Mr. A. B. Salem** *(Mattancheri):* Have they got powers of arrest?

മിസ്റ്റർ സി. ആർ. ഇയ്യണ്ണി: അറസ്റ്റ് ചെയ്താൽപിന്നെ അവർ എന്തു ചെയ്യണം?

**Rao Bahadur M. Narayana Menon** *(Commissioner of Police):* If any offence is committed they can arrest the offender. They have got every power just as any other ordinary constable has got. They cannot keep them under their custody any longer. They have to produce any offender before our Police immediately they



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are arrested. They cannot do anything. They have no Police station or anything else.

**Mr. E. Ikkanda Warriar** *(Cheruthuruthi):* Am I to take it that they are in the position of Police sent for the service of a private person or institution?

**Rao Bahadur M. Narayana Menon** *(Commissioner of Police):* Yes.

**Mr. E. Ikkanda Warriar** *(Cheruthuruthi):* So, is it a fact that the Harbour area is treated as a private property or institution? Am I to take it like that?

മിസ്റ്റർ സി. വി. ഇയ്യു: ഈ ഒ ാ ക. നിങ്കതിയിൽനിന്നു തട്ടികിഴിച്ചാൽ പോരെ, നാമങ്ങോട്ടു കൊടുക്കണമോ?

മിസ്റ്റർ ടി. എ. രാമചന്ദ്രയ്യർ: ലീസിനു് കൊടുത്തിട്ടുണ്ടെങ്കിൽ അതു് അക്വയർ ചെയ്യാൻ വിരോധമുണ്ടോ?

**Mr. C. V. Iyyu** *(Kunnamkulam):* Sir, I want an answer to my question.

മിസ്റ്റർ ടി. എ. രാമചന്ദ്രയ്യർ: എന്റെ ചോദ്യത്തിനു് ഉത്തരം പറയണം.

**Rama Varmha Tampuran** *(Comptroller of Finance and Accounts):* Government have not leased these lands.

**Mr. E. Ikkanda Warriar** *(Cheruthuruthi):* May I know what is the objection for the Government to acquire the requisite site for the construction of the buildings?

**Rama Varmha Tampuran** *(Comptroller of Finance and Accounts):* The question has not been considered in that aspect.

**Mr. E. Ikkanda Warriar** *(Cheruthuruthi):* Is it not the practice of the Government to acquire sites when they propose to put up buildings in other parts of Cochin State?

**Rama Varmha Tampuran** *(Comptroller of Finance and Accounts):* That is a question which has to be considered.

**Mr. A. B. Salem** *(Mattancheri):* May I know, Sir, whether this proposed Police lines is to serve the Port area?

**Rao Bahadur M. Narayana Menon** *(Commissioner of Police):* Yes, it is to serve the Port area. We wanted Police lines to be as near the Railway Station as possible.

**Mr. A. B. Salem** *(Mattancheri):* Could we not ask the Port authorities to give the lands free, because it will serve the whole Port area?

**Rama Varmha Tampuran** *(Comptroller of Finance and Accounts):* They won't give free. Even this rate of Rs. 500 is a great concession extended to us by them.

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**Mr. A. B. Salem** *(Mattancheri):* Yes, yes, a great concession for giving them our property!!

**Mr. E. Ikkanda Warriar** *(Cheruthuruthi):* What the House wants to know is whether the Willingdon Island is a State within a State.

**Mr. C. V. Iyyu** *(Kunnamkulam):* I press for an answer to my question.

**Rama Varmha Tampuran** *(Comptroller of Finance and Accounts):* The question of acquisition was not considered. It was not thought necessary to look into that question. But if that is the suggestion of the Hon'ble Members, then the question will again be considered.

**Mr. E. Ikkanda Warriar** *(Cheruthuruthi):* We don't want to be lessees.

**Mr. K. S. Panicker** *(Ezhuvas-Mukundapuram):* Are we not entitled to land revenue from them, because the land is ours?

**Mr. C. V. Iyyu** *(Kunnamkulam):* So they don't give tax also.

**Rama Varmha Tampuran** *(Comptroller of Finance and Accounts):* They have paid a royalty already on a portion of the lands.

**Mr. M. L. Joseph** *(Latin Christians-Cranganur):* Is there any instance where Government have taken lands on lease in Cochin State for Government purposes?

**Rama Varmha Tampuran** *(Comptroller of Finance and Accounts):* I think there are instances where on occasions we used to take lands on lease without acquisition.

**Mr. M. L. Joseph** *(Latin Christians-Cranganur):* I want to know whether the Government have taken up lands on perpetual lease as in the instant case at any time before?

**Rama Varmha Tampuran** *(Comptroller of Finance and Accounts):* The cost of acquisition in this case will be prohibitive and the present arrangement is much cheaper. We ourselves have paid them Rs. 15,000 per acre for reclamation. What is the need to acquire land for Rs. 15,000 when our need can be met with this Rs. 500 a year. If we are to acquire we may have to pay at least at the rate of Rs. 15,000 per acre. We have paid only at the rate of Rs. 500 a year. So this is much cheaper. Therefore that question was not considered by the Government. If it is the wish of this House to do so, Government can consider that.

**Mr. President:** The land is usually let out to private parties there at Rs. 1,000 per acre. Generally in calculating acquisition



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price we multiply the rental by 20 and at that rate the cost of acquisition per acre will come to Rs. 20 to 30 thousand per acre.

**Mr. M. L. Joseph** *(Latin Christians-Cranganur):* But the Hon'ble Finance Member was stating that the question of acquisition was not considered at all.

**Mr. President:** I know the usual rent is Rs. 1,000 per acre for private parties. We have now given only half that rate. If it comes to a question of acquisition we may have to pay Rs. 20,000 per acre, the principle generally followed being to pay 20 times the rental.

**Mr. A. B. Salem** *(Mattancheri):* There are waste lands there. They can be valued by our Peishkar at their face value. The Peishkar need not look into the valuation of Rs. 15,000.

**Mr. President:** How can that be done? As I said, lands there are let out for Rs. 1,000 per acre.

**Mr. A. B. Salem** *(Mattancheri):* I say there are lands lying vacant there which are not used for any purpose.

**Mr. President:** I was speaking of these lands.

**Mr. A. B. Salem** *(Mattancheri):* I say there are plenty of lands there lying vacant inhabited by serpents and covered with weeds.

**Mr. President:** Not these two and odd acres.

**Mr. A. B. Salem** *(Mattancheri):* Any other place suitable for the construction in the island or in the area just opposite can be used.

**Rama Varmha Tampuran** *(Comptroller of Finance and Accounts):* That is altogether a different question.

**Mr. A. B. Salem** *(Mattancheri):* What I mean to suggest is we must acquire those lands for the purpose.

മിസ്റ്റർ ഇസ്മയിൽ ഹാജി ഈസാസേട്ട്: ഗവൺമെണ്ടു പബ്ലിക്ക് സ്ഥലം അക്വയർചെയ്യുക്കുന്നതുപോലെ ഹാർബറിൽനിന്നും സ്ഥലം അക്വയർചെയ്യാനുള്ള അധികാരം ഗവൺമെണ്ടിനുണ്ടോ?

**Mr. P. V. Raphael** *(Joint Secretary to Government):* Yes, we have that power.

**Mr. Ismail Hajee Essa Sait** *(Mattancheri):* Then why should you not take it up by acquisition?

**Mr. P. V. Raphael** *(Joint Secretary to Government):* The Hon'ble President has explained to you that acquisition will be much more costly, and this is found to be much more cheaper.

**Mr. M. L. Joseph** *(Latin Christians-Cranganur):* May I know whether in the matter of acquiring lands for Government

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purposes Government have followed the principle of valuing at the rate of 20 times the annual rental?

**Mr. President:** That is the usual method of land acquisition in respect of rent paying lands.

**Mr. A. B. Salem** *(Mattancheri):* In the case of non-rent paying lands?

**Mr. President:** But these two and odd acres are rent paying lands.

**Mr. A. B. Salem** *(Mattancheri):* Let us not have it. We have got waste lands.

**Mr. P. V. Raphael** *(Joint Secretary to Government):* Even those lands are of potential value. They are not valueless.

**Mr. M. K. Devassy** *(Adur):* May I know what is the exact difficulty in acquiring much cheaper area there?

**Rama Varmha Tampuran** *(Comptroller of Finance and Accounts):* The lands there cost at least Rs. 15,000 per acre. We have paid that rate for reclamation. We are receiving interest on the capital according to that rate. Therefore, it cannot be obtained for less than Rs. 15,000 per acre. The only difference would be between Rs. 15,000 and 20,000. Now we get the land on lease at Rs. 500 per acre. Is it not much cheaper? Why should we resort to acquisition just to prove that we have got a right to acquire and why should we spend another Rs. 15,000? Why should you presume that we have not got the right?

**Mr. C. R. Iyyunni** *(Trichur-South):* For the simple reason that they do not take license before starting hotels there.

**Mr. M. L. Joseph** *(Latin Christians-Cranganur):* Even granting that we pay Rs. 15,000 per acre it will work out only to Rs. 75,000. If we calculate interest at the rate of 5 per cent, it will come only to Rs. 3,000.

**Rama Varmha Tampuran** *(Comptroller of Finance and Accounts):* How can that be? At the rate of 5 per cent it comes to Rs. 750. This is less than the value we have paid for this. Does the hon'ble member want to pay Rs. 750 as lease value?

**Mr. M. L. Joseph** *(Latin Christians-Cranganur):* Not exactly. This is going to be a perpetual lease. In the other case we will become the owners of the land.

**Rama Varmha Tampuran** *(Comptroller of Finance and Accounts):* This will be profitable.

**Mr. M. L. Joseph** *(Latin Christians-Cranganur):* I mean to say acquisition will be profitable, because it will work out roughly

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to 4 per cent interest which the Government is not fetching on Government money. Why not the Government invest money and purchase the property?

**Mr. C. R. Iyyunni** *(Trichur-South):* May I know whether this is a perpetual lease or for any particular period?

**Mr. P. V. Raphael** *(Joint Secretary to Government):* It is now for a period of 10 years.

**Mr. C. R. Iyyunni** *(Trichur-South):* Suppose after ten years they say, you have to pay Rs. 1,000 per acre.

**Rama Varmha Tampuran** *(Comptroller of Finance and Accounts):* Then we can acquire it.

**Mr. C. R. Iyyunni** *(Trichur-South):* At that time the price of land would have gone up. Yesterday you were saying that because prices of materials were going up you have stored the asbestos sheets *(laughter)*. I ask why not these lands be acquired for the same reason. I am very serious with regard to this matter. After a period of ten years, suppose you have to pay Rs. 1,000 per acre. What will be our position?

**Rama Varmha Tampuran** *(Comptroller of Finance and Accounts):* The hon'ble member is proceeding on certain assumptions.

**Mr. C. R. Iyyunni** *(Trichur-South):* I am proceeding on the assumption that this lease is for a period of ten years. I am just peeping into the aftermath.

**Rama Varmha Tampuran** *(Comptroller of Finance and Accounts):* After ten years the land value may go up or it may go down. The hon'ble member is proceeding on the assumption that it will increase. But the question is, whether a lease of this kind will not serve our purpose. Government think that this will be sufficient. If now, the other suggestion is put forward we will look into it.

**Mr. C. R. Iyyunni** *(Trichur-South):* Lakhs and lakhs of rupees have been spent for the development of the Harbour thinking that we will get large amounts. Now you say that after sometime there is probability of the land value going down. This gives me considerable suspicion that the Harbour is going to be a thorough failure. When you say that the rent of that particular piece of land will go down I am tempted to think that it may so happen. I am very serious regarding that matter. If at all you are going to have a perpetual lease, it is alright. Otherwise, we are courting trouble.

**Mr. K. R. Viswambharan** *(Ezhuvas-Talappalli :)* What is the exact position of the Government?

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**Mr. V. K. Bhaskara Menon** *(Cranganur):* May I know, Sir, whether these two acres are in any way in the near vicinity of 337 acres sold at the rate of Rs. 1,000 per acre to the harbour authorities ?

**Rama Varmha Tampuran** *(Comptroller of Finance and Accounts):* I don't think any boundaries are marked like that. No such boundary was marked for the purpose of agreement.

**Mr. V. K. Bhaskara Menon** *(Cranganur):* May I know, Sir, whether Government did not know what exactly was the part of the land sold at the rate of Rs. 1,000 per acre on royalty?

**Rama Varmha Tampuran** *(Comptroller of Finance and Accounts):* I want notice.

**Mr. C. R. Iyyunni** *(Trichur-South):* May I know whether the Willingdon Island has been leased to the Port Authorities for a period of 99 years ?

**Mr. President :** Willingdon Island comprises many acres. Several plots are subject to several holdings.

**Mr. C. R. Iyyunni** *(Trichur-South):* Is there not a lease by the Government to the Harbour authorities with regard to any plot of land in the Harbour area for a period of 99 years?

**Rama Varmha Tampuran** *(Comptroller of Finance and Accounts):* No.

**Mr. V. K. Bhaskara Menon** *(Cranganur):* May I know, Sir, whether Government are not aware as to where exactly the 377 acres of land given by them on royalty to the Harbour Authorities are situate ?

**Mr. A. Madhava Prabhu** *(Diwan Peishkar):* There is another question coming up some day next week in answer to which you can hope to get definite answers.

**Mr. V. K. Bhaskara Menon** *(Cranganur):* The question of paying Rs. 500 is highly unfavourable on the part of the Government. That is why I want to know whether this land is anywhere in the vicinity of the lands which the Government sold to them for Rs. 1,000 per acre ?

**Rama Varmha Tampuran** *(Comptroller of Finance and Accounts):* There was no sale at all. They reclaimed at their cost and we got a royalty.

**Mr. V. K. Bhaskara Menon** *(Cranganur):* May I know whether the Hon'ble Member for Finance is definitely asserting that?

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